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## Specific Design Plan Preserve at Westphalia

## SDP-1901-02

REQUEST	STAFF RECOMMENDATION
<p>This case was continued from the Planning Board hearing date of May 16, 2024 to July 11, 2024.</p> <p>Amendment to SDP-1901 for the development of a clubhouse, swimming pool, and parking on Parcel R, and minor modifications to previously approved recreation facilities.</p>	<p>With the conditions recommended herein:</p> <ul style="list-style-type: none"><li>• APPROVAL of Specific Design Plan SDP-1901-02</li><li>• APPROVAL of Type 2 Tree Conservation Plan TCP2-019-2021</li></ul>

**Location:** In the northwest quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road.

Gross Acreage: 63.66

Zone: LCD

Zone Prior: L-A-C/R-M

Reviewed per prior Zoning Ordinance: Section 27-1704(h)

Dwelling Units: N/A

Gross Floor Area: 5,888 sq. ft.

Planning Area: 78

Council District: 06

Municipality: N/A

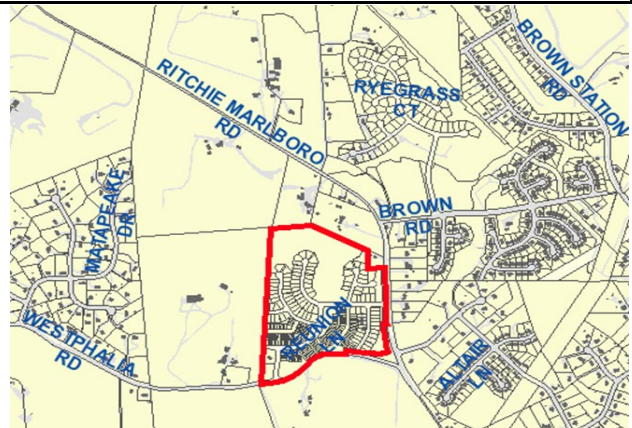
**Applicant/Address:**

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Planning Board Date: 07/11/2024

Planning Board Action Limit: 07/17/2024

Staff Report Date: 06/24/2024

Date Accepted: 03/12/2024

Informational Mailing: 11/29/2023

Acceptance Mailing: 02/26/2024

Sign Posting Deadline: 04/16/2024

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

[http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/).

Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-1901-02  
Type 2 Tree Conservation Plan TCP2-019-2021  
Preserve at Westphalia

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

**EVALUATION CRITERIA**

This property is located within the Legacy Comprehensive Design (LCD) Zone. It was previously located within the Local Activity Center (L-A-C) Zone and Residential Medium Development (R-M) Zone. However, this application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, as permitted by Section 27-1704(h) of the Zoning Ordinance, which allows for development applications in the LCD Zone to be reviewed and approved under the prior Zoning Ordinance. Staff has considered the following in reviewing this specific design plan:

- a. The requirements of the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*;
- b. The requirements of the Prince George's County Zoning Ordinance, in the Residential Medium Development (R-M) and Local Activity Center (L-A-C) Zones;
- c. The requirements of Comprehensive Design Plan CDP-1701;
- d. The requirements of Preliminary Plan of Subdivision 4-17034;
- e. The requirements of Specific Design Plan SDP-1901;
- f. The requirements of 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;

- i. Referral comments; and
- j. Community feedback.

## FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommend the following findings:

1. **Request:** This specific design plan (SDP) requests to amend previously approved SDP-1901, for the development of an approximately 5,888-square-foot community building (clubhouse), with an approximately 1,960-square-foot swimming pool, and a parking lot on a portion of Parcel R. This amendment also includes minor adjustments to previously approved landscaping, and revisions to recreational facilities on Parcel A and Parcel H, which is consistent with prior approvals.
2. **Development Data Summary:**

	EXISTING/APPROVED	EVALUATED
<b>Entire Site</b>		
Zone	LCD (Prior L-A-C/R-M)	LCD (Prior L-A-C/R-M)
Gross Tract (Acreage)	63.66	63.66
R-M Zone	44.21	44.21
L-A-C Zone	18.54	18.54
<b>Parcel R*</b>		
Use(s)	Vacant	Community swimming pool/ Community building
Gross Floor Area (square footage)	0	5,888 sq. ft.

**Note:** \*Parcel R is within the Local Activity Center (L-A-C) zoned portion of the overall site.

**Parking** (Per Section 27-568(a) of the prior Zoning Ordinance)

<b>Parking Requirements</b>	<b>REQUIRED*</b>	<b>EVALUATED</b>
Community swimming pool: 1 space per 7 persons, based on a legal occupancy of 63 persons	10	28
Lifeguard office: 1 space per 500 sq. ft. of 123 sq. ft.	1	
Office/flex space: 1 space per 500 sq. ft. of 540 sq. ft	2	
Kitchen/community room: 1 space per 3 seats of 27 seats (Eating/Drinking Establishment)	9	
Theater area: 1 space per 4 seats of 30 seats	8	
Lounge area 1 space per 3 seats of 8 seats (eating/drinking establishment)	3	
<b>Total</b> (33 spaces x 80%)	<b>27**</b>	<b>28</b>
Handicap-accessible (included in above total) (8 feet x 19 feet with 8-foot access aisle)	2	2

**Notes:** \*A condition has been added to request the applicant to add a parking schedule for the clubhouse to the coversheet of the plan, prior to certification.

\*\*The requirement has been reduced by 20 percent, pursuant to Section 27-572, Joint use of parking lot.

**Bicycle Spaces**

This SDP includes four U-shaped bicycle racks, which are located at the building entrance, to support a multimodal system of service.

3. **Location:** The subject site is located in the northwest quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road. The subject property is in Planning Area 78 and Council District 6. The area subject to this amendment is located on Parcel R, on the northeast corner of the intersection of Westphalia Road and proposed Early Harvest Avenue. Parcel R is entirely within the Local Activity Center (L-A-C) Zone.
4. **Surrounding Uses:** The subject site of SDP-1901 is bounded to the north by existing residential development in the Residential-Estate (R-E) and Residential Medium Development (R-M) Zones; to the west by largely undeveloped land in the R-M and L-A-C Zones; to the south by the right-of-way (ROW) of Westphalia Road, with agricultural and residential development in the R-E and R-M Zones beyond; and to the east by the ROW of Ritchie Marlboro Road, with residential development in the R-E Zone beyond.

The area subject to this amendment is located on Parcel R on the northeast corner of the intersection of Westphalia Road and proposed Early Harvest Avenue. Parcel R is bound to the north by undeveloped land proposed for future townhome development, as part of the Preserve at Westphalia; to the west by the ROW of Early Harvest Avenue, with undeveloped commercial land within the Preserve at Westphalia beyond; and to the south and east by the ROW of Westphalia Road, with agricultural and residential development in the R-E Zone beyond.

5. **Previous Approvals:** The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA) rezoned the subject property from the Residential-Agricultural (R-A) Zone to the R-M and L-A-C Zones.

On July 26, 2018, the Prince George's County Planning Board approved Comprehensive Design Plan CDP-1701 (PGCPB Resolution No. 18-71) for development of the subject site, with a range of 235–330 residential dwelling units and 12,500 square feet of commercial development. The Planning Board's decision was appealed on September 4, 2018, and the Prince George's County District Council affirmed the Board's decision on October 23, 2018, subject to seven conditions not applicable to this amendment.

On June 18, 2020, the Planning Board approved Preliminary Plan of Subdivision PPS 4-17034 (PGCPB Resolution No. 2020-94), subject to 30 conditions. This approval provided for 292 lots and 25 parcels, for 184 single-family attached units (36 units in the R-M Zone and 148 units in the L-A-C Zone) and 108 single-family detached units (96 units in the R-M Zone and 12 units in the L-A-C Zone).

On September 30, 2021, the Prince George's County Planning Board approved SDP-1901 subject to three conditions. The SDP approved 189 single-family attached and 103 single-family detached dwelling units; five recreational facilities that included a clubhouse area with a playground; outdoor dining and gathering spaces; a green gathering space and orchard; a stormwater park; a gazebo overlook park; and a lookout area. Amenities included, but were not limited to, seating areas, picnic tables, decks, doggie clean-up stations, and open spaces. The gazebo and stormwater management (SWM) facility were located in Parcel R and a clubhouse was located on Parcel A. The SDP also included monument signs at the three entrances to the site, with smaller tertiary entrance monuments in limited locations within the development.

Later, on August 15, 2022, the Prince George's County Planning Director approved the first amendment, SDP-1901-01, which removed the gazebo from Parcel R and included revisions to Parcel R, due to a change in the ROW geometry for Early Harvest Avenue. It also replaced the clubhouse on Parcel A with an 880-square-foot pavilion.

6. **Design Features:** The subject revision to the SDP proposes to develop an approximately 5,888-square-foot, two-story clubhouse; an approximately 3,500-square-foot pool deck; an approximately 1,960-square-foot pool; and 28 parking spaces. The access to the clubhouse will be from the parking lot that connects to Early Harvest Avenue.



***Figure 1- Proposed clubhouse and pool***

As shown in the figure below, the clubhouse will be a two-story configuration, emphasizing both horizontal and vertical elements. The lower level will house pool related amenities including pool deck storage, a mechanical room, showers, and changing rooms. The upper-level will accommodate additional amenities including a lounge area, game and movie area, offices, kitchens, community room, and a covered open porch. The massing will feature rectangular-shaped glazed openings, to connect the interior with the outdoor spaces. The covered porch will break up the massing, adding visual interest; and the approximately 3,500-square-foot pool deck will extend from the ground floor, creating a seamless transition between indoor and outdoor areas. The deck's massing will be a continuation of the ground floor, emphasizing openness and connectivity.

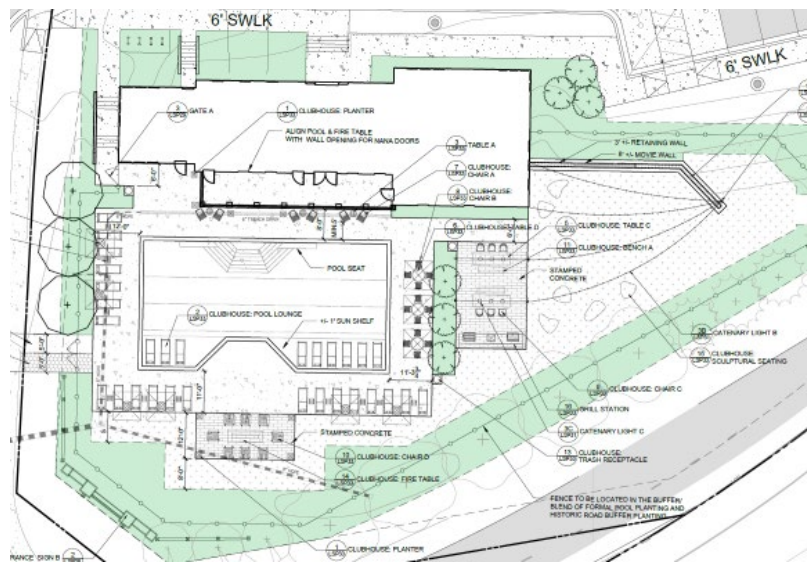


FRONT (NORTH) ELEVATION  
Scale: 1/8" = 1'-0"



**Figure 2- Front and rear elevations of the clubhouse and pool**

Additional features to the clubhouse include 830 square feet of stamped concrete, 30 pool lounge chairs, 9 umbrellas, 1 fire table, 1 grill station, 3 large round tables with 12 chairs, 3 small round tables with 6 chairs, 2 large rectangular tables with 2 benches and 6 chairs, 8 firepit area chairs, 12 small square tables, 8 planters, 6 sculpture seats, 3 trash cans, catenary lights, 380 linear feet of 6-foot-high fence, two 8-foot-high double gates, one 4-foot-high gate, and an 8-foot-high movie wall. These features are shown in the landscape plan included in the application package.



**Figure 3- Landscape plan**

In addition, this revision to the SDP proposes updates to the signage plan approved in SDP-1901. These updates include changing the name and logo from The Preserve at Westphalia to Westmore and redesigning the sign structures of the primary entrance signs and tertiary entrance monument.





**Figure 4 - Proposed signage**

Finally, this amendment includes minor revisions to recreation facilities, as listed below. Detailed drawings are included in landscape plans included in the application package.

- Recreation Facility 1, Tree Top Park – add bench locations, boulders, tables, and benches to the pavilion.
- Recreation Facility 2, Overlook Park – remove 4-foot-tall fence, add lights and lounges.
- Recreation Facility 3, Pinnacle Green – convert wood deck to concrete, add benches and lighting.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Approved Zoning Change 9 of the Sectional Map Amendment/Sector Plan Development Concept 4: The Villages at Westphalia in the 2007 Approved Westphalia Sector Plan and Sectional Map Amendment:** The larger basic plan property of approximately 223.5 acres, which consists of 183.5 acres in the R-M Zone and 40 acres in the L-A-C Zone (including the subject site), was rezoned to the L-A-C and R-M Zones from the R-A Zone by the Westphalia Sector Plan and SMA. Sector Plan Development Concept 4 (page 106) serves as the basic plan for the property.

The subject amendment conforms to the relevant goals, policies, and strategies of the Westphalia Sector Plan and SMA, as described below:

## ***Environmental infrastructure***

### **Policy 4 – Noise**

#### ***Strategies:***

**Provide for the use of appropriate attenuation measures when noise issues are identified (pages 39–40).**

The proposed noise wall on the southern end of the pool area conforms with appropriate noise attenuation measures adjacent to Westphalia Road, a master-planned collector roadway. In addition, building upgrades to the clubhouse will control the interior noise levels to 45 dBA or less.

8. **Prince George's County Zoning Ordinance:** The subject amendment has been reviewed and found to be in compliance with the requirements in the R-M and L-A-C Zones of the Zoning Ordinance, regarding permitted use and other regulations such as general standards.

Section 27-528 of the prior Zoning Ordinance sets forth the following criteria for approval of an SDP:

a. **Prior to approving a Specific Design Plan, the Planning Board shall find that:**

- (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

The subject amendment conforms to the requirements of CDP-1701 and the 2010 *Prince George's County Landscape Manual* (Landscape Manual), as discussed in Findings 9 and 12 below. The subject revision to the SDP proposes the addition of a clubhouse and pool on Parcel R, which was previously approved for clearing and grading. No townhouses are proposed with this amendment.

- (1.1) **For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

As the subject amendment is not a regional urban community, this required finding does not apply.

- (2) **The development will be adequately served within a reasonable period of time with existing or programmed facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.**

Findings for adequate public facilities including fire, rescue, police, and transportation were made in conjunction with the preliminary plan and prior SDP approvals. The subject revision application will have no effect on the previous findings of adequacy made in conjunction with those plans.

- (3) **Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.**

The technical SWM design is subject to approval by the Prince George's County Department of Permitting, Inspections and Enforcement (DPPE). A SWM Concept Approval Letter and Plan, 43456-2017-03, was approved on June 6, 2024, and is valid through August 10, 2024. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties.

- (4) **The Plan is in conformance with an approved Type 2 Tree Conservation Plan.**

As indicated in Finding 13 below, TCP2-019-2021-02, has been submitted with this SDP revision. TCP2-019-2021-02 has been found to meet the requirements of the Woodland Conservation Ordinance according to the review by the Environmental Planning Section.

- (5) **The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

Specific design plans for grading, development, and tree conservation have been approved separately, and contain findings regarding regulated environmental features (REF). The subject amendment will have no additional impact on REF or on the preservation of those features.

9. **Comprehensive Design Plan CDP-1701:** On July 26, 2018, the Planning Board approved CDP-1701 (PGCPB Resolution No. 18-71) for development of the subject site, with a range of 235–330 residential dwelling units and 12,500 square feet of commercial development. The Planning Board's decision was appealed on September 4, 2018, and the District Council affirmed the Planning Board's decision on October 23, 2018, subject to seven conditions. None of the amendments requested with SDP-1901-02 affect any prior condition of approval of CDP-1701.
10. **Preliminary Plan of Subdivision 4-17034:** On June 18, 2020, the Planning Board approved PPS 4-17034 (PGCPB Resolution No. 2020-94), which provided for 292 lots and 25 parcels, for development of 184 single-family attached units and 108 single-family

detached units, subject to 30 conditions. Applicable conditions are listed in **bold** text below, followed by staff comments, in plain text.

11. **The applicant and the applicant's heirs, successors, and/or assignees shall provide adequate and developable areas for private on-site recreational facilities, in accordance with the standards outlined in the Prince George's County Parks and Recreation Facilities Guidelines. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department for adequacy, proper siting, and establishment of triggers for construction with the submittal of the specific design plan.**

At the time of approval of SDP-1901, the Urban Design Section reviewed the proposed recreational facilities and found them to be properly sited and adequate to serve the proposed development. This application involves some minor adjustments to the previous landscaping plan, as well as some revisions to the recreational facilities. The revised facilities will include a playground, green spaces with lawn areas, benches, picnic tables, a gazebo, an overlook, and walkways. In addition, the clubhouse, which was originally approved with SDP-1901 in Parcel A, will be moved to Parcel R. The pool will be an addition to the facilities approved with SDP-1901.

The Urban Design Section has reviewed the proposal and found that the proposed on-site recreational facilities and minor amendments included in SDP-1901-02 are appropriate and adequately positioned throughout the development. Accordingly, triggers for each recreational facility's construction are provided and appropriate, with the clubhouse and pool being completed before the 291st building permit.

12. **The applicant and the applicant's heirs, successors, and/or assignees shall submit three original recreational facilities agreements (RFA) to the Development Review Division (DRD) of the Prince George's County Planning Department, for construction of recreational facilities on-site for approval, prior to submission of final plats. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records and the Liber/folio indicated on the final plat, prior to recordation.**

This property is subject to a private recreational facilities agreement (RFA) recorded among the Prince George's County Land Records in Book 47855 page 190. The recreational facilities provided under this development are proposed to be shared by two other developments (Parkland and Rock Creek, which is subject to PPS 4-22044, and Woodside Village – Meadows at Westmore, which is subject to PPS 4-22064). An amended RFA will not be required since the current RFA document identifies the required recreational facilities, as shown on the approved SDP-1901 or as revised by any amendments.

The applicant has stated that the three developments will be part of the same homeowners association (HOA) and will share the access and maintenance responsibilities of all on-site private recreational facilities approved in this SDP. The Preserve at Westphalia subdivision is subject to a declaration of covenants recorded in Book 47732 page 154. An umbrella declaration of covenants for the three developments (Preserve at Westphalia, Parkland and Rock Creek, and Woodside

Village – Meadows at Westmore) will be required to include provisions for accessibility and use of the shared facilities and joint maintenance responsibilities. At this time, SDPs for development of the other two subdivisions (Parkland and Rock Creek, and Woodside Village – Meadows at Westmore) have not been approved or proceeded to final plat. Draft covenants for PPS 4-22044 and PPS 4-22064 subdivisions will be reviewed at the time of final plat, to ensure inclusion of the requirements.

29. **Prior to acceptance of a specific design plan, a Phase II noise analysis that demonstrates that any outdoor activity areas are located outside of the mitigated 65 dBA Ldn and that the building structures proposed mitigate interior noise levels to 45 dBA Ldn or less shall be provided.**

The subject amendment includes a Phase 2 noise study, which indicates that the proposed clubhouse is located outside of the mitigated 65 dBA Ldn. However, the same study determined that part of the pool deck will be exposed to a noise level greater than the 65 dBA Ldn, as conditioned. To address this issue, the applicant proposes building a 6-foot-tall noise fence, which will reduce the noise level below the limit at the pool deck, when evaluating both the existing and future Westphalia Road locations. However, the mitigated 65 dBA Ldn noise line should also be shown and labeled on the site plan, to demonstrate that outdoor noise levels for this recreational area are mitigated with the proposed noise fence. A condition has been included herein requesting the applicant to show the mitigated 65 dBA Ldn noise line on the plan.

11. **Specific Design Plan SDP-1901:** On October 21, 2021, the Planning Board approved SDP-1901 (PGCPB Resolution No. 2021-118), which provided for 291 lots (189 single-family attached and 102 single-family detached) and 23 associated parcels for single-family detached and attached dwelling units (with 160 units in the L-A-C Zone and 131 Units in the R-M Zone), subject to three conditions. None of the amendments requested with SDP-1901-02 affect any prior condition of approval.
12. **2010 Prince George's County Landscape Manual:** This SDP amendment is subject to Section 4.3, Parking Lot Requirements; Section 4.6, Buffering Development from Streets; and Section 4.9, Sustainable Landscaping of the Landscape Manual.
- a. **Section 4.2, Requirements for Landscape Strips Along Streets**—Option 1 of Section 4.2 of the Landscape Manual requires a minimum 10-foot-wide landscape strip to be planted with a minimum of one shade tree and ten shrubs per 35 linear feet of frontage, excluding driveway opening. A condition has been added requesting the applicant to comply with Section 4.2 and include a Section 4.2-1 schedule for the property area abutting Early Harvest Avenue.
- b. **Section 4.3, Parking Lot Requirements**—Interior parking lots of 7,000 square feet or larger are required to provide 8 percent of interior planting area, and at least one shade tree for each 300 square feet of interior landscape area. The minimum required number of shade trees are provided in this amendment.

- c. **Section 4.6, Buffering Development from Streets**—Properties fronting historic roads in the Developing Tier are required to provide a minimum of 80 plant units per 100 linear feet of frontage. The subject amendment provides a 20-foot-wide buffer with 874 plants along the 1,092 linear feet street frontage to Westphalia Road, which is in conformance with the requirements of the Landscape Manual. The proposed plants include a mix of shade trees, evergreen trees, ornamental trees, and shrubs.
  - d. **Section 4.9, Sustainable Landscaping**—Section 4.9 of the Landscape Manual requires that 50 percent of all shade and ornamental and 30 percent of all evergreen trees and shrubs be of native species. The subject amendment meets this requirement and will not affect previous findings of conformance with Section 4.9 of the Landscape Manual for the rest of the site.
13. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. A Type 1 Tree Conservation Plan (TCP1-002-2018-01) was approved with CDP-1701, and a Type 2 Tree Conservation Plan (TCP2-019-2021) was approved with SDP-1901 on February 25, 2022. The revised TCP2-019-2021-02 identifies a modification to one stormwater facility for the addition of a clubhouse, pool, and associated infrastructure. The latter was revised to include the proposed clubhouse area and will have no impact on the previous findings of compliance with the requirements of the WCO made in conjunction with the approval of the previous SDP for the subject property.
14. **Prince George’s County Tree Canopy Coverage Ordinance:** The subject amendment will have no impact on the previous findings of compliance with the requirements of Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance.
15. **Referral Comments:** This application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
- a. **Historic Preservation and Archeological Review**—In a memorandum dated April 23, 2024 (Tyler to Gomez), the Historic Preservation Section recommended approval of the subject SDP.
  - b. **Community Planning**—In a memorandum dated April 11, 2024 (Bishop to Gomez), the Community Planning Division provided an analysis of the subject SDP’s conformance with the recommendations of the Westphalia Sector Plan and SMA.
  - c. **Transportation Planning**—In a memorandum dated April 16, 2024 (Ryan to Gomez), the Transportation Planning Section offered an analysis of the subject SDP:

**Master Plan Right of Way**

The site has frontage along Westphalia Road (C-626) and is designated as a collector roadway with 2–4 lanes within 80 feet of ROW. The site also has frontage along Ritchie Marlboro Road (A-39) and is designated as an arterial roadway with

4–6 lanes within 100–120 feet of ROW. The applicant’s submission does not impact the master-planned roads, and no additional dedication is required.

### **Master Plan Pedestrian and Bike Facilities**

The side path along the subject property’s frontage of Westphalia Road is accurately shown on the plans submitted with this application. The applicant’s submission does not display frontage along Ritchie Marlboro Road, as the location of the clubhouse is located at the intersection of Westphalia Road and Early Harvest Avenue. It should be noted that the side path along Ritchie Marlboro Road was approved under PPS 4-17034 and SDP-1901 and will be required to be constructed at the time of building permit.

### **Transportation Planning Review**

The applicant’s submission displays the location of the clubhouse at the northeast quadrant of the intersection of Westphalia Road and Early Harvest Avenue. One point of vehicle access has been provided along Early Harvest Avenue. A crosswalk is shown crossing the point of vehicle access, thereby bringing attention to drivers that pedestrians and bicyclists may be crossing. The access point leads directly to the parking area north of the clubhouse. The cover sheet contains a parking tabulation, indicating that 28 parking spaces will be provided for the clubhouse, per the condition required in Finding 2.

The plans display an 8-foot-wide side path along the site’s frontage of Westphalia Road. At the intersection of Westphalia Road and Early Harvest Avenue, the side path transitions to a 5-foot-wide sidewalk, moving north along the east side of Early Harvest Avenue. In addition, a 6-foot-wide sidewalk is shown between the clubhouse and the parking area. Four inverted U-style bicycle racks have been provided at the clubhouse, providing parking for eight bicycles. Staff find the applicant’s submission to be suitable and meets the findings required for an SDP.

- d. **Subdivision Review**—In a memorandum dated April 15, 2024 (Gupta to Gomez), the Subdivision Section provided a referral recommending approval of this revision to the approved SDP, subject to technical plan revisions. Further detailed analysis has been included in the associated referral from the Subdivision Section.
- e. **Environmental Planning**—In a memorandum dated June 5, 2024 (Kirchhof to Gomez), Environmental Planning recommended approval of the subject application and associated TCP2 subject to the conditions added herein. Environmental Planning also conducted a review of the site’s environmental features and prior conditions of approvals and determined that the REF on the subject property have been preserved to the fullest extent possible, based on the limits of disturbance shown on the plans, and no additional impacts are requested with this SDP.

In addition, the following analysis was offered.

### **Existing Conditions/Natural Resource Inventory**

The site has an approved Natural Resources Inventory, NRI-152-2017, which shows the existing conditions of the property. The SDP and the TCP2 show all required information correctly, in conformance with the NRI. Currently the NRI has expired.

However, the site can receive an NRI equivalency letter since there is no change in the limit of disturbance (LOD) or additional impacts to the REF. A condition has been added to request the applicant to provide a NRI equivalency letter, prior to certification of the TCP2.

### **Woodland Conservation**

This application is subject to the WCO and the Environmental Technical Manual because the site has a previously approved TCP1. TCP2-019-2021 was approved with SDP-1901. TCP2-019-2021-01 was submitted in conjunction with SDP-1901-01. This revised TCP2-019-2021-02 identifies a modification to one stormwater facility for the addition of a clubhouse, pool, and associated infrastructure. The site has a woodland conservation threshold of 11.31 acres, or 18.42 percent of the net tract. The plan shows 13.48 acres of woodland cleared, 0.10 acre of off-site clearing, and a total woodland conservation requirement of 18.39 acres based on the proposed clearing. The TCP2 shows this requirement will be met by providing 6.46 acres of on-site woodland preservation, 3.05 acres of on-site afforestation/reforestation, 0.06 acre of landscape credits, and 8.82 acres of off-site woodland conservation credits. A woodland and wildlife habitat conservation easement was recorded with SDP-1901-01 in Liber 48658 at folio 469 with the approval of TCP2-019-2021. Any modifications to the woodland conservation areas shown on the TCP2 will require a revision to the recorded easement, prior to certification of this SDP.

### **Specimen Trees**

No specimen trees are proposed for removal for the development of this site with SDP-1901-02.

### **Preservation of Regulated Environmental Features (REF)/Primary Management Area (PMA)**

No PMA impacts or modifications to previously approved impacts are proposed with SDP-1901-02.

### **Stormwater Management**

On June 6, 2024, DPIE approved SWM Concept Plan 43456-2017-03, which shows modifications to the stormwater facilities to the south of the site, located near the proposed clubhouse and pool.

### **Erosion and Sediment Control**

The Prince George's County Soil Conservation District may require redundant erosion and sediment control measures for this site, as part of their review and approval process. However, no further information is currently required regarding erosion and sediment control.

### **Soils**

Although Marlboro clay is found on site, it is not present in the area of the revisions proposed by this SDP.

- f. **Permit Review Section**—In a memorandum dated March 18, 2024 (Meneely to Gomez), the Permit Review Section did not provide comments.



- g. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated April 16, 2024 (Thompson to Gomez), DPR recommended approval of the subject SDP.
  - h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated April 15, 2024 (Deguzman to Gomez), DPIE noted that roadway improvements and ROW dedication for Westphalia Road and Ritchie Marlboro Road are required. Several road and pedestrian improvement standards and requirements were noted. These requirements will have to be addressed through DPIE, at the time of permitting. DPIE also stated that the Site Development Concept Plan, filed under DPIE case number 43456-2017-03, is still under review and shall be approved prior to the approval of SDP-1901-02.
  - i. **Prince George's County Fire/EMS Department**—In an email dated March 12, 2024 (Reilly to Gomez), the Prince George's County Office of the Fire Marshal stated that it had no comments on this application.
  - j. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.
  - k. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not offer comments on this application.
  - l. **Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, SHA offered no comments on the subject application.
  - m. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not offer comments on this application.
- 16. Community Feedback:** On March 21, 2024, staff received an inquiry from Delton Turman regarding SDP-1901. Mr. Turman expressed concerns about the potential impact of a proposed development on Ritchie Marlboro Road's traffic volume. He also requested additional details, including the number of units, the proposed use, and any road improvements. Staff provided the requested information and clarified that the subject amendment is for adding a clubhouse and a pool to the development already approved in SDP-1901. Furthermore, Ben Ryan, Planner III for the Transportation Review Section, addressed Mr. Turman's concerns via email. He shared with Mr. Turman the resolutions for each one of the approvals related to SDP-1901 and highlighted the transportation findings listed in those documents. As noted above, this proposed addition of a clubhouse will not cause the development to exceed the trip-cap conditioned with the approval of PPS 4-17034.
- 17.** Based on the foregoing analysis, and as required by Section 27-527 of the prior Prince George's County Zoning Ordinance, the subject SDP demonstrates adequate attention to building and landscape design and engineering factors.

- 18.** Section 27-528(b) of the prior Zoning Ordinance does not apply to this SDP because the subject amendment is not an SDP for infrastructure.

## **RECOMMENDATION**

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-1901-02, Preserve at Westphalia, subject to the following conditions:

1. Prior to certification of the Type 2 tree conservation plan (TCP2) the applicant shall:
  - a. Provide an approved natural resources inventory equivalency letter.
  - b. Revise TCP2 General Note 10 to state, "This plan is not grandfathered by CB-27-2010, Section 25-119(g)".
  - c. Revise the forest conservation act reporting exhibit to utilize the standard color scheme for feature capture plans and ensure all areas of reforestation are clearly indicated.
2. Prior to certification of this specific design plan, the following revisions shall be made, or information should be provided:
  - a. Add the required parking information for the community building and swimming pool to the parking tabulation on the cover sheet.
  - b. Show and label the mitigated 65 dBA Ldn noise line near the proposed clubhouse.
  - c. Revise the labels of Parcel T and Parcel U, to label them Parcel V and Parcel W, respectively, in accordance with the record plats.
  - d. Update the landscape plan and include a Section 4.2-1 schedule for the property area abutting Early Harvest Avenue.